

**South Los Angeles Industrial Tract BID
Board of Directors Meeting
November 13, 2014 at 11:00 am
655 E. Florence**

In Attendance: Duke Dulgarian, Steve Stone, Mark Whitman, Greg Goodman, Raleigh Waller, Oscar Avina, Susan Levi, Karina Ceja

- I. Call To Order
- II. Introductions
- III. Public Comments
- IV. Approval of Minutes- **Minutes approved by Goodman/Stone unanimous.**
- V. Security Update- Captain Avina reported that it has been slow with activity in the BID. There was a car chase that passed through the district. SLO Contreras has been helping with McKinley's parking problem. The SLO cited about 9 cars and McKinley cleared up for a week or two. Stone suggested the SLO be invited to next Thursday's meeting.
- VI. 2015 Annual Planning Report- tabled
- VII. BID Renewal Update- Levi informed the Board that some of the property variables have changed. Levi asked the Board to look over their properties variables and let her know of any discrepancies. Levi asked the Board how long they wanted to renew for. Stone asked when the Board can change the cost per square foot. Levi informed the Board that every year on the anniversary of the renewal, the Board has the ability to raise or reduce assessments. Stone added that if next year they don't need the money for a reserve fund they can decrease assessment to 8 cents. Levi added that depending on the cost of the camera system replacement they may be able to reduce assessments even greater for the first year of renewal. This can be added to the Management District Plan. Stone added that he feels that would appeal to many of the property owners to vote for renewal. **Motion to approve BID renewal for a five year period and investigate the potential of reducing assessments in the first year by Stone/Whitman unanimous.**
- VIII. Annual Meeting Date- The Board agreed to have the meeting on December 11, 2014
- IX. Executive Session
 - a. Security Camera Vendor- Levi directed the Board to the meeting packet with camera company proposals. She highly recommended that SLAIT BID no longer do business with Smartwave. This last week Captain Avina emailed, texted and called Smartwave for services and there was no response. Levi recommended the board give Smartwave a 30-day notice to end contract. Stone agreed that he would like to halt payment to Smartwave. Levi explained to the Board that Smartwave is proposing to replace camera system with a new but similar system that Levi is afraid will also go obsolete fairly quickly. Levi stated that CellPlan is not a local vendor. Their headquarters are in Virginia

and the nearest office is in San Diego. Levi has asked Jasper, from CellPlan, who would be the installer and on-site supervisor for the project and that is still to be determined. Levi added that she is concerned that because of the distance CellPlan will have the same issues as Smartwave does with responding in a timely manner. Goodman clarified proposals and stated that CellPlan's \$160,000 proposal is only for a pilot program for 12 cameras and Smartwave's proposal is for 62 cameras. Levi added that CellPlan's proposal is to use better quality cameras so that they use fewer cameras but provide the same coverage. Levi also explained that CellPlan wants to change the OnSSI system to Genetec and Metro Video is proposing to stay with OnSSI so that once we start adding new cameras the old ones will still work. Metro Video will be charging \$5,200 a month for maintenance which is \$700 more than SmartWave, however, Metro Video has their own bucket truck and the first thing they will do is go out and clean the cameras so the BID has good coverage right away. Metro Video is proposing to take over the maintenance of the camera system first and then propose a system upgrade, with HD Sony cameras and maybe even use half the cameras with equal coverage. Metro Video is also local which helps with response time and Levi has worked with Metro Video for over 10 years in the Hollywood Media and Sherman Oaks BIDs. Dulgarian questioned if the Board has a goal in mind with this transition. Stone stated that if it is within budget, he is all for upgrading the camera system. Levi added that this camera system upgrade can be added to the Management District Plan and sell it to the stakeholders for BID Renewal. Goodman asked when the BID Renewal vote will happen. Levi stated that the petition drive needs to be done by May, voting comes a few weeks after. Stone stated that he feels the Board does not have enough information to make an informed decision. Levi asked what she should do about SmartWave. Stone stated that they should be careful to let go of one company before we approve another one. Levi suggested that the Board approve the maintenance contract with Metro Video and they can come in to the Annual Meeting to talk to the Board. Stone asked if Metro Video is available to fix the system. Levi replied that Metro Video is available to fix the camera system. Stone asked what terms are in the contract. Levi replied that Metro Video would be a 1-year contract with a 30-day out. Stone agreed that if they have a 30-day out with Metro Video, the Board should be able to let go of Smartwave. **Motion that we cancel camera maintenance services with SmartWave and begin with Metro Video, contingent upon monthly cost not to exceed 10% greater than \$5,200 and with a 30-day cancellation option by Whitman/Stone unanimous.**

b. SLA Contract Renewal- tabled

X. Next Meeting Date- Thursday, November 20, 2014 at 1:30pm

XI. Adjourn – 12:09 pm